



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
MARCH 10, 2020
9:00 A.M.**

Staff Present:

Yvette Cross-Spencer, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Victoria Mack, Administrative Assistant
Tasha Williams, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Alex Albores, Building Inspector
Mario Carrasquel, Building Inspector
Alejandro DelRio, Building Inspector
Leonardo Martinez, Building Inspector
Jorge Martinez, Building Inspector
George Oliva, Chief Building Inspector

Respondents and witnesses

BE19120047: Andrew Schein, attorney
CE18061253: Walter Morgan III, attorney; Vincent Licata, general contractor
CE19061176: Courtney Crush, attorney
BE20010045: Lucielo Brown, manager
BE20010087: Ronald Toms, owner; David Atkisson, general contractor
CE19061868: Cesar Garcia, owner
CE15082096: Hope Calhoun, attorney
CE19060010: Camille Langen, owner
CE19051749: Todd Long, contractor
CE19051788: Alexander Pussieldi, owner
CE19040571: Leola Mayo Harrell, owner
CE19052439 John O'Flaherty, owner
CE19070466: Nicole Sullivan, contractor's representative

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE19040571

3515 SW 12 CT
MAYO, LEOLA E

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,150 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, recommended no fine be imposed.

Leola Mayo Harrell, owner, agreed.

Judge Purdy imposed no fine.

Case: CE19061176

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618 N BIRCH RD
TROPIROCK LLC

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported the property was not in compliance.

Courtney Crush, attorney, said there was a void application pending inspection and requested a 28-day extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE19051788

3102 SW 15 CT
PUSSIELDI, ALEXANDRE

This case was first heard on 11/12/19 to comply by 1/14/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, stated the property was not in compliance and recommended imposition of the fines.

Alexander Pussieldi, owner, said he worked overseas and Chief Building Inspector Oliva had informed him in November that he would request an extension for him.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE18061253

511 SE 5 AVE, # 101
NURIVER RETAIL CENTER LLC

This case was first heard on 9/20/18 to comply by 11/1/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, stated there had been no progress and recommended imposition of the fines.

Walter Morgan III, attorney, requested an extension for the new contractor to file for permits.

Vincent Licata, general contractor, estimated it would take four to six weeks to reopen the permits.

Judge Purdy granted a 42-day extension, during which time no fines would accrue.

Case: CE15082096

1750 SW 31 AVE
FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB

This case was first heard on 5/19/16 to comply by 11/17/16. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$38,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Hope Calhoun, attorney, said the delay was due to seeking agreement with the neighbors regarding what they would like

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to see at the property. She requested a 180-day extension.

George Oliva, Chief Building Inspector, did not object to the request.

Judge Purdy granted a 182-day extension, during which time no fines would accrue.

Case: CE19051749

3000 HOLIDAY DR, # 302

RANKIN, REBECCA J

This case was first heard on 12/10/19 to comply by 1/21/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported the property was not in compliance.

Todd Long, contractor, said the air conditioning contractor had not filed for the permit. Inspector DelRio recommended a 28-day extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE19060010

2157 NE 64 ST

KELLENHER, CAMILLE & LANGEN, LAWRENCE

This case was first heard on 11/12/19 to comply by 1/14/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, recommended a 28-day extension.

Camille Langen, owner, requested 28 days.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: BE-20010087

1145 NE 15 AVE

TOMS, RONALD

This case was first heard on 1/17/20 to comply by 1/20/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting no fine be imposed.

Leonardo Martinez, Building Inspector, reported the property was in compliance and recommended no fines be imposed.

Ronald Toms, owner, agreed to the fine reduction.

Judge Purdy imposed no fine.

Case: CE19070466

4100 N FEDERAL HWY

4100 FEDERAL HWY LLC

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,050 and the City was requesting the full fine be imposed.

Leonardo Martinez, Building Inspector, reported the case was in compliance and recommended reducing the fines to

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\$225 to cover administrative costs.

Nicole Sullivan, the contractor's representative, agreed.

Judge Purdy imposed a fine of \$225 for the time the property was out of compliance.

Case: CE19061868

1148 TENNESSEE AVE

CAMEJO, ANA A GARCIA, CESAR & ANAABEL

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,750 and the City was requesting the full fine be imposed.

Leonardo Martinez, Building Inspector, reported the case was in compliance and recommended no fine be imposed.

Cesar Garcia, owner, agreed.

Judge Purdy imposed no fine.

Case: BE-20010045

711 NW 19 ST

VENICE PARTNERS LTD % BOSTON FINANCIAL

Service was via posting at the property on 2/19/20 and at City Hall on 2/25/20.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

VIOLATION: 28-155.(a)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE
SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING CODE PLUMBING (FBCP)
(2014) 312.10.2, THE STATE OF FLORIDA ADMINISTRATIVE CODE (CHAPTER 62 555.360)
AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25 153, 28 155).
CCN 2Z65-G2JZ

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Lucielo Brown, manager, agreed.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19052439

4004 NE 22 AVE

O'FLAHERTY, JOHN R H/E

O'FLAHERTY, JENNY NOVA

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,850 and the City was requesting the full fine be imposed.

Leonardo Martinez, Building Inspector, reported the case was complied and recommended reducing the fines to \$350 to cover administrative costs.

John Flaherty, owner, agreed.

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Judge Purdy imposed a fine of \$350 for the time the property was out of compliance.

Case: CE19061396

1128 NE 2 AVE

INSTA HOMEBUYERS LLC

This case was first heard on 11/12/19 to comply by 1/14/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

Case: CE19060130

1611 NE 56 ST

BECHO, ANGELA

This case was first heard on 11/12/19 to comply by 1/14/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

Case: CE19041959

1601 NW 12 CT

FYR SFR BORROWER LLC

% HAVENBROOK HOMES

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,000 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$5,000 fine.

Case: CE19061393

741 INDIANA AVE

COOPER, DIONNE ROSE

This case was first heard on 12/10/19 to comply by 1/21/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

Case: CE19071758

900 NE 3 AVE

IHL PROPERTIES LLC % MATTHEW J BROCK

This case was first heard on 12/10/19 to comply by 1/21/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

Case: CE19080422

601 S ANDREWS AVE

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PUBLIX SUPER MARKETS INC
% EXPENSE PAYABLES LEASE TEAM

This case was first heard on 8/6/19 to comply by 8/10/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$25,800 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$25,800 fine.

Case: CE19060076

1716 MIDDLE RIVER DR
CLARK, HAMILTON WILLIAM

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,900 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$2,900 fine.

Case: BE-20010088

1145 NE 15 AVE
TOMS, RONALD

This case was first heard on 1/17/19 to comply by 1/21/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE19050452

3031 N OCEAN BLVD, # 1108
HARRISON, CAROL M

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,800 fine, which would continue to accrue until the property was in compliance.

Case: CE19072459

Vacate Order of 11/12/19

401 NW 7 TER
MT HERMON AFRICAN METHODIST
EPISCOPAL CHURCH INC

This was a request to vacate the order dated 11/12/19.

Judge Purdy vacated the order dated 11/12/19.

Case: BE-19120039

921 N ANDREWS AVE
ANDREWS PROJECT DEVELOPMENT LLC

This case was first heard on 12/17/19 to comply by 12/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,200 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$4,200 fine.

Complied, Closed, Withdrawn and Rescheduled Cases

Judge Purdy accepted page 13 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

BE-19120047

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

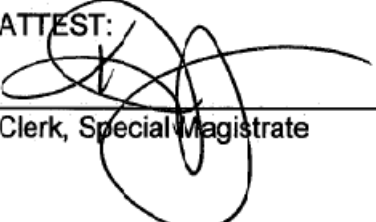
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:20 A.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate